



Lincombe Drive, LEEDS LS8 1QQ

welcome to

Lincombe Drive, LEEDS

A spacious three-bedroom semi-detached home offering driveway parking, and excellent front and rear gardens. Ideally located close to local amenities, schools, and transport links, this fantastic property is sure to appeal to a wide range of buyers. Viewing is highly recommended.



Ground Floor Entrance Hall

Features a fitted radiator and stairs leading to the first floor.

Lounge

A well-proportioned lounge, flooded with natural light, thanks to the large double-glazed front window and rear patio doors. The room also benefits from a fitted radiator, creating a bright, welcoming, and comfortable living space

Kitchen

The kitchen features a rear double-glazed window and a fitted radiator. It is well equipped with a range of wall and base units, a sink with drainer, an integrated gas hob with oven, and an extractor fan overhead. There is space for under-counter appliances, while a useful storage cupboard provides additional storage. A breakfast bar further enhances the space.

Dining Room

The dining room is a good sized space that benefits from rear patio doors opening onto the decking area, creating a seamless connection between the indoor and outdoor living spaces. The room also features a fitted radiator and offers versatile accommodation.

First Floor Bedroom One

A spacious double bedroom featuring a front-facing double-glazed window and a fitted radiator, providing a bright and comfortable living space.

Bedroom Two

A well-proportioned double bedroom featuring a rear double-glazed window and a fitted radiator. The room also benefits from fitted cupboard space, providing excellent built-in storage.

Bedroom Three

A single bedroom featuring a front double-glazed window and a fitted radiator, providing a bright and

comfortable space ideal.

Bathroom

The bathroom features a rear double-glazed window and a fitted chrome radiator. It is fitted with a corner bath incorporating an overhead shower, a WC, and a wash hand basin. The room is finished with fully tiled walls and flooring.

External

The property benefits from fully enclosed front and rear gardens, both of which are generously sized. The front garden incorporates a driveway, providing convenient off-street parking. To the rear, the garden features a spacious decking area positioned directly outside the patio doors. Steps lead down to a lawn area, bordered by mature trees that provide a good degree of privacy.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Lincombe Drive, LEEDS

- SEMI DETACHED
- THREE BEDROOM
- DRIVEWAY TO THE FRONT
- WELL MAINTAINED AND GOOD SIZE FRONT AND REAR GARDENS
- PATIO DOORS OPENING ONTO THE REAR

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£285,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK108643 - 0003

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